

**AGENDA
SUTTONS BAY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
201 N St Marys Street, Suttons Bay
Tuesday, February 1, 2022
6:00 PM**

THE MEETING WILL BE HELD AT SUTTONS BAY BINGHAM FIRE AND RESCUE 201 ST MARYS STREET. The public may participate in person or by remote access through Zoom access by computer and smart phone using the following link:

join Zoom Meeting

<https://us02web.zoom.us/j/87032425853?pwd=REJJCZmhqNTBNdUZWNi9GQW1MdZlZz09>

Meeting ID: 870 3242 5853

Passcode: 236247

Approval of Agenda

Public Comment

Conflict of Interest

Approval of Minutes: January 4, 2022

Items of Discussion/Consideration:

1. Election of Officers 2022
2. Zoning Ordinance Overhaul Project/Mathew Cooke
 - a. Review of Articles 1-6 of ZOO-continued
 - b. Review of Articles 7-14.

Reports:

Zoning Administrator
Planner:
Township Board:
Chair Comments:

Steve Patmore
Mathew Cooke, Networks Northwest
Tom Nixon
Dennis Rathnaw

Commissioners' Comments

Public Comment

Next Meeting Agenda March 1, 2022

Adjournment (8:00 PM unless extended by a motion.)

Commission Packets can be viewed at: <https://www.leelanau.gov/suttonsbaytwppln.asp>

This meeting is a session of the Suttons Bay Township Planning Commission held in public for the purpose of conducting the Commission's business and is not to be considered a public community meeting. There is time set aside for public comment during the meeting as noted on the Agenda, and the Planning Commission welcomes the public's input at that time.

**DRAFT MINUTES
SUTTONS BAY TOWNSHIP PLANNING COMMISSION**

MINUTES OF JANUARY 4, 2022

CALL TO ORDER

In the absence of the Chair, Vice-Chair, and Secretary, Commission Member Tom Nixon called the Suttons Bay Township Planning Commission Meeting to order on Tuesday, January 4, 2022, at 6:02 p.m. at the Suttons Bay Fire Department, 201 S. St. Mary's Street, Suttons Bay Township, Michigan. The meeting was held with public participation via Zoom electronic remote access.

Nixon explained that, in the absence of the officers, the Commission should select a Chair to preside over the rest of the meeting. It was the unanimous consensus of the planning commission to have Commissioner Nixon chair the meeting.

ROLL CALL - Quorum Present

Present: Tom Nixon, Dee McClure, Rhoda Johnson, Patti Miller, Doug Periard, Andy Brandt

Absent: Dennis Rathnaw, Amy Coleman, Don Gregory

Staff Present: Steve Patmore, Mathew Cooke (in person). Marge Johnson via Zoom.

Approval of the Agenda

Consensus to approve the Agenda as submitted.

Public Comment

Sharon Livingston, 1257 Peck Rd., asked how to proceed with property south of the physical therapy property.

Conflict of Interest - None

Approval of the Minutes

Rhoda Johnson/moved, Dee McClure/supported, to approve the December 7, 2021 minutes as amended to state comments are to be submitted to Mathew by December 27th and Mathew will Circulate to the planning commission by December 28, 2022, passed.

Items for Discussion

1. Zoning Ordinance Overhaul Project - Mathew Cooke

a. Review of Articles 1 - 6 of ZOO

Mathew Cooke said he put the Planning Commission comments received in the list.

Discussion of Articles I, 2, 3, 4, 5, & 6 of the ZOO was held by the Planning Commission and staff. Discussion ended at 7:50 p.m. The commission discussed the need to meet more often to get through the Ordinance.

Consensus of the Planning Commission to have a special meeting on Monday, January 31, 2022, at 6 p.m. at the Fire Hall. to continue with the Zoning Ordinance Overhaul Project.

2. Other Business

Zoning Board of Appeals Meeting - January 26, 2022

Steve Patmore said a Zoning Board of Appeals Meeting will be held on Wednesday, January 26, 2022, at 6:00 pm at the Fire Hall.

Reports

Zoning Administrator - Report submitted. Patmore answered questions from the Planning Commission on ongoing issues.

Planner - None.

Township Board - Patti Miller appointed to the Planning Commission. Approved renovation of township offices.

Chair - None

Commissioner Comments - None

Public Comment. None

Next Regular Meeting - February 1, 2022

Mathew Cooke said he would like two (2) extra months for review of the ZOO.

Adjournment - The meeting was adjourned at 7:58 PM
Minutes by Marge Johnson, Recording Secretary
Amy Coleman, Planning Commission Secretary

ZONING ADMINISTRATOR'S REPORT

SUTTONS BAY TOWNSHIP

January 2022 (to-date)

For February 2022 Planning Commission and Township Board Meetings

Prepared by Steve Patmore

LAND USE PERMITS ISSUED

		NEW		ACCESSORY	
DATE	TOTAL	HOMES	ADDITIONS	STRUCTURES	OTHER
Jan. 2022 (to date)	4	2	1	1	0
Year To Date	4	2	1	1	0
Year to date 2021	1	0	0	1	0
Year to date 2020	1	0	0	1	0
Year to date 2019	2	2	0	0	0
Year to date 2018	1	1	0	0	0
Year to date 2017	3	0	2	1	0
Year to date 2016	0	0	0	0	0
Year to date 2015	0	0	0	0	0

1355 S. Nanagosa – Deck Addition

1864 N. Blue Water Ridge - New Single-Family Dwelling

8392 E. Duck Lake Rd. – Solar Panel

1375 N. Evgor (Bayscape Hills) - New Single-Family Dwelling

Land Divisions:

- Several questions about splitting of land – preliminary reviews.

Zoning Board of Appeals:

- Hearing scheduled for Appeal of Site Plan Review
- Application for Variance – Stony Point Rd.

Short Term Rentals:

- So far 23 Permits issued for 2022. (22 Renewals – 1 New)
- Several questions on short-term rentals

Other:

- Inquiries about guest houses.
- Preliminary Site Plan Review – 9 Bean Rows
- Preliminary Site Plan Review – Capital Stoneworks
- General questions on properties and real estate sales.